

MINUTES
VILLAGE OF LAKE PARK COUNCIL MEETING
3801 LAKE PARK ROAD, LAKE PARK, NC
PUBLIC HEARING – PROPOSED COMMUNITY CENTER RENOVATION
7:00 P.M. APRIL 14, 2009

ATTENDING: Mayor Kendall Spence
Mayor Pro-Tem: Sandy Coughlin
Council Members: Greg Crosby, Virginia Currence,
Jo Waybright, Clint Newton
Finance Officer – Cheryl Bennett
Village Clerk/Tax Collector – Cheri Clark
Attorney Ken Swain

CALL TO ORDER: Mayor Kendall Spence called the Public Hearing for the Proposed Community Center Renovation to order.

PLEDGE OF ALLEGIANCE: Mayor Kendall Spence led the Pledge of Allegiance to the Flag of the United States of America.

PUBLIC COMMENT: Cheri Clark read the following e-mails into the public hearing:

Comments For Public Hearing on Proposed Lake Park Community Center Renovation

**Submitted by: Norris Jeffrey, 3912 Balsam Street, Lake Park NC 28079 704 882-0878
April 13, 2009**

I thank you for the opportunity to provide comments on the proposed Lake Park Community Center Renovation.

Soliciting citizen comments for a public hearing via email is an excellent tool that may improve community communication and should be considered as a potential required element in all public hearings. Public hearings should be scheduled well in advance of major decisions on the matter brought to public hearing. Advance planning is needed to make this happen and will allow appropriate time for the input from citizens to be understood and properly considered.

Prior to a final decision on the proposed renovation to the community center, citizens should be provided with appropriate justification and facts so that they can understand the proposed project. The justification and facts should include but be not limited to: a complete financial profile including costs, sources of funds, impacts on operational budgets both short and long term; usage patterns

and revenues for current facility and projections for the proposed renovation including future revenues; a thorough examination of space alternatives, including status quo, that have been considered including relative priorities and benefits of proposed renovation when compared with other options; relative priorities of proposed renovation with other existing community needs such as improved community appearance (Common Area Task Force Report Recommendations), community safety and security including law enforcement, need for additional staff (code enforcement, town administration), storm water management, legal advice and potential implementation costs related to code enforcement, minimum housing ordinance, zoning authority and impacts of potential changes in ownership and or control of commercial properties within the Village.

The materials that have been provided to citizens including the posted architectural plans, the short explanation provided in the Villager flyer, and in the Council meeting minutes (September, 2008) are NOT sufficient to properly informing citizens about what is planned nor for decision making purposes. Village Officials must demonstrate to citizens that you are serious about properly managing our community property and budgets and are not proposing programs or projects that are not essential, well planned or timely. Citizens expect and deserve "sunshine" and honest debate related to major projects. You must act fairly and equitably. Citizens recognize that we are in the midst of a major economic crisis and you have a difficult job in trying to continue essential services while expending our funds responsibly and maintaining sufficient reserves for future projects and emergencies.

You have not done your job properly and this project should not move forward until you have provided proper justification and facts for citizens. Council should complete proper due diligence (Due diligence is the level of judgment, care, prudence, determination, and activity that would reasonably be expected prior to making a decision).

Responses/Procedures related to the following list of: I. Feasibility Questions; II. Next Steps; and III. Decision Making Directly Involving Citizens should be developed and provided to citizens prior to any major decisions.

I. Feasibility Questions:

- 1. Is the proposed project required by federal, state or local statute, court order or regulation or does it help the Village move into compliance with such mandates?**
- 2. Have resources, (people, time and money) already been committed to this project? Explain and quantify.**
- 3. Does completion of this project relate to any other community improvement projects or community needs?**
- 4. Does the project advance the strategic mission of the Village? What are the key results expected from this project?**
- 5. How does the project improve program effectiveness? Which programs? How will citizens benefit? How will you measure progress in improving program effectiveness and improved citizen benefits?**
- 6. What is the priority of this project relative to other needs of the community? (Improved community appearance (Common Area Task Force Report Recommendations), community safety and security including law enforcement, need for**

additional staff (code enforcement, town administration), storm water management, legal advice and potential implementation costs related to code enforcement, minimum housing ordinance, zoning authority and impacts of potential changes in ownership and or control of commercial properties within the Village.

7. Will the project contribute to improved operational efficiency? How?

8. Will the project contribute to increased maintenance and operational expenses thus increased budgetary costs?

9. Does the project promote energy efficiency?

10. Will the use of a minority or disadvantaged business as a contractor result in greater expense? What are potential benefits and or liabilities, if any, involved in using a disadvantaged business?

11. What will the project cost? What are the funding sources? What is current financial status of Village? Are reserves healthy? Will the proposed project funding decrease these reserves? What is the benchmark you use for determining the reserve that this community should have?

12. Are there other contributors or grants that are being considered?

13. What will be the impact on current programs and operating budgets and reserves?

14. What is the schedule for the project? How does the current economic crisis impact the proposed project and its schedule?

15. What impact, if any, do you anticipate on our property taxes and storm water fees will result from this project either directly or indirectly?

16. Who will manage the project and conduct regular inspections of progress?

17. What are usage statistics for the existing and proposed facilities?

18. Do you anticipate increased revenue from renting out the community room? Who do you anticipate will be the primary users? Groups?

19. Have you considered alternatives? What is availability of other facilities in the area that meet some of the community needs? Can the existing community room be modified to accommodate staff, administrative needs and storage? Is there space in the Town Center available that could be used?

20. Will additional positions (Code Enforcement, Security and Law Enforcement, Clerk) be needed? If so, when and at what cost?

21. With the current economic uncertainties, including future revenues, is now the proper time to commit to this project?

Next Steps

After Council has developed appropriate justification and facts, another public hearing

should be scheduled. In advance of this public hearing, the documentation providing justification and appropriate facts should be made available to citizens.

Decision Making Involving Citizens

Due to the importance and complexity of the decision regarding the renovation of the community center, the current national and local economic situation and its uncertainties about the future, and the potential impact of any decision on the future of the Village and related impacts on many programs, the Council should consider submitting a proposal directly to the citizens as an advisory referendum for a direct vote on whether or not the final recommendations of the council should be implemented. 2009 is a municipal election year and offers a possible opportunity to allow the citizens to voice their opinions at the voting booth. Mail and or telephone surveys offer additional options .

Vicki and I would like to voice our support for the proposed additions to the Community Center. As Lake Park has grown, we see that our current facilities are inadequate to meet the needs of our community now and in the future. Our only concerns are how the additions will be financed, and given the current economic state of our country, is this the best time to proceed with the addition.

Thanks,
Dave & Vicki Cleveland
3913 Lake Park Road

The Board of Elections supports the Community Center expansion which would provide additional space for the Village of Lake Parks 2,000 registered voters.

On March 13, 2009 the SAGES Group passed a petition at their meeting. On one side of the page it stated the following: I am in favor of adding on the Community Center in Lake Park. Please sign your name and address below if you are in favor of adding to the Lake Park Community Center.

Name	Address
Maurice W. Trull	3613 Lake Park Road
Ray Trull	3613 Lake Park Road
Janie Stephenson	4420 Sages Avenue
Fran Wroclawski	3612 Esther Street
Douglas Strachan	3610 Arthur
Helen Joyce	5401 Creft Circle

Arlene Snyder	5307 Fennell Street
Wilson Edmunds	4017 Arthur Street
Doyle Waybright	7401 Conifer Circle
Mary Wasylak	6403 Conifer Circle
Nancy McCartan	3604 Denise Drive
Alfred Kratzer	5506 Frederick Street
Robert Haegele	6611 Creft Circle
Ted Wasylak	6403 Conifer Circle

On the other side of the page was the following: I am not in favor of adding on to the Community Center in Lake Park.

Name	Address
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Letter of Support for Community Center Expansion: Marleen Traywick. 6223 Creft Circle.

My family and I are in support for expanding the Community Center. We have been residents of Lake Park for 11 years and have wanted to rent the Community Center for family gatherings but the green room is too small. We did rent it one time for a Christmas Dinner, but we were very crowded. I believe that a community this large should have the facility to meet its demands. Being the HOA President, we have had difficulty with our meetings, especially our annual meetings. Due to the lack of space, we are needing to rent out space from Central Academy which should not be necessary. I also believe that having a larger facility would bring in revenue to Lake Park and the Town Center. If advertised, people would have more weddings, family reunions, etc. here in Lake Park. The town could also charge more money for the rental if the space would hold more people. I have attended several events at the Community Center including baby showers, and our new resident socials, and it seems to always feel cramped. I was once on Parks and Rec when we expanded and added the new larger pool which was in great need for a community our size and we need the facilities to match it. I also think it would be a great idea if food could be served from the kitchen in the summers for those who use the pool facilities. Having a snack bar that serves drinks, icecream, hotdogs, pizza, etc. would be great. Just a thought. I thank those who support the expansion and hope those who do not will see the need for doing so.

Sincerely,

Marleen Traywick.

Bill Parker endorsed Norris Jeffrey's comments and questions unequivocally.

David Grant agreed with some of the points in Norris Jeffrey's e-mail however having been part of the Common Area Task Force he did not know enough of the financial facts to be able to make an educated decision at this time.

COUNCIL COMMENTS: Jo Waybright stated that Council has been discussing the Community Center expansion for five years. We have tried to inform the citizens via newsletters, posting plans and Council minutes. When the current Community Center was built, there were 200 families now there are over 1200 residential units. The Community Center will hold only 36 people when the room is set up with tables and chairs and 72 when it is auditorium seating. The Council's responsibility is to provide for our community.

In order to provide a better cost estimate to the public, there are certain legal requirements that have to be met before we can proceed. Council has always been good financial stewards even with the estimated \$30,000 to \$50,000 revenue deficient this year.

Virginia Currence understands the need for the additional room however the majority of the people are not in favor of the addition because they do not know enough about the financial end. Everyone is very concerned about the financial aspects of the project and possible impact on the finances of the village.

Mayor Kendall Spence stated that he felt Council has discussed in previous meetings almost all of the 21 items mentioned in Norris Jeffrey's e-mail. Obviously, we need to figure out a way to communicate the information to the public. Mayor Kendall Spence stated that architectural drawings at a minimum would provide the answers to the financial questions.

Clint Newton wants Council to make sure that we do what is best for the community and then make it happen.

Greg Crosby wanted Council to be crystal clear about the strategy and vision for the VOLP and how the Community Center expansion would fit into the vision for the future. He is concerned about the long term impact on the budget and not wanting to saddle future Councils with tax increases in order to maintain the facility. Greg Crosby asked about the cost to do a referendum on the ballot.

Sandy Coughlin suggested that the questions and concerns raised in the public hearing be addressed in writing for the residents of Lake Park. With sales tax revenues dropping, can we afford this project?

ADJOURN: Virginia Currence made the motion to adjourn the Public Hearing – Proposed Community Center Renovation. Greg Crosby seconded the motion. Vote – Unanimous.

Respectfully submitted,

Mayor Kendall
Spence

Village Clerk, Cheri Clark